

CUSTOM OFFICE OPPORTUNITY

9200 WORTHINGTON RD. | WESTERVILLE, OH

Colliers





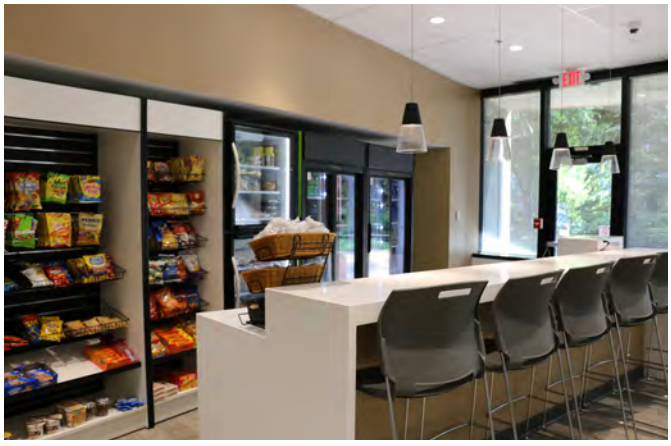






BUILDING FEATURES

- Tenant lounge
- Fitness room
- Outdoor fitness workout stations
- Basketball court
- Walking trail
- Updated locker rooms and showers
- Abundant parking with ability to expand up to 7 per 1,000 SF
- Updated bathrooms
- Grab and go cafe
- Indoor and outdoor seating
- Large training room (seats 34)
- Recently updated common areas



9200 WORTHINGTON

PRIMARY BUILDING FEATURES & AMENITIES

NEW OWNERSHIP
New owner purchased the building in October and is aggressively pursuing tenants to fill up the building.

EXCELLENT QUALITY AND COMPLETE DESIGN
Built in 1999 and significant lobby and amenity updates in 2022, this Class A, 135,786 SF building features beautiful window lines, natural light, timeless finishes, a great mix of open area and office spaces and an abundant parking ratio of 5 per 1,000 SF, with the ability to expand up to 7 per 1,000 SF. State-of-the-art systems, functionality and a high-profile corporate identity, create an excellent and prime office space.

PRIME POLARIS LOCATION
With Downtown to the south, Dublin & Powell to the west, and Westerville and New Albany to the east, Polaris is central to all of Columbus' major business districts. Polaris is centrally located with direct connections to downtown and John Glenn
International Airport. Virtually every essential locale in the area is accessible in 20 minutes or less.

- More than a mile of freeway frontage on each side of I-71.
- Two freeway interchanges.
- Unrivaled visibility and incomparable accessibility in a dynamic location.

EXCEPTIONAL BUILDING AMENITIES
The building contains a large training room and an on-site café with outdoor seating. The building also offers a fitness room with professional equipment as well as a basketball court. Lockers and showers are available off the first floor restrooms. Finally, the building has a walking trail around the perimeter of the site with fitness workout stations.

AREA AMENITIES
The Polaris submarket is flush with amenities that include one of the newest Hilton hotels in Ohio and the Polaris Fashion Place Mall, which includes prominent tenants including Saks Fifth Avenue, Macy's, Von Maur, Sears, Apple and JC Penney. The submarket also includes the Polaris Towne Center, a 700,000 square-foot power center anchored by major retailers such as Kroger, Target, Lowe's and Best Buy. Additional area amenities include, access to Highbanks and Sharonwoods Metro Parks, The Lakes Golf and Country Club, Athletic Club and the Ed Sneed 18-Hole Golf Course.

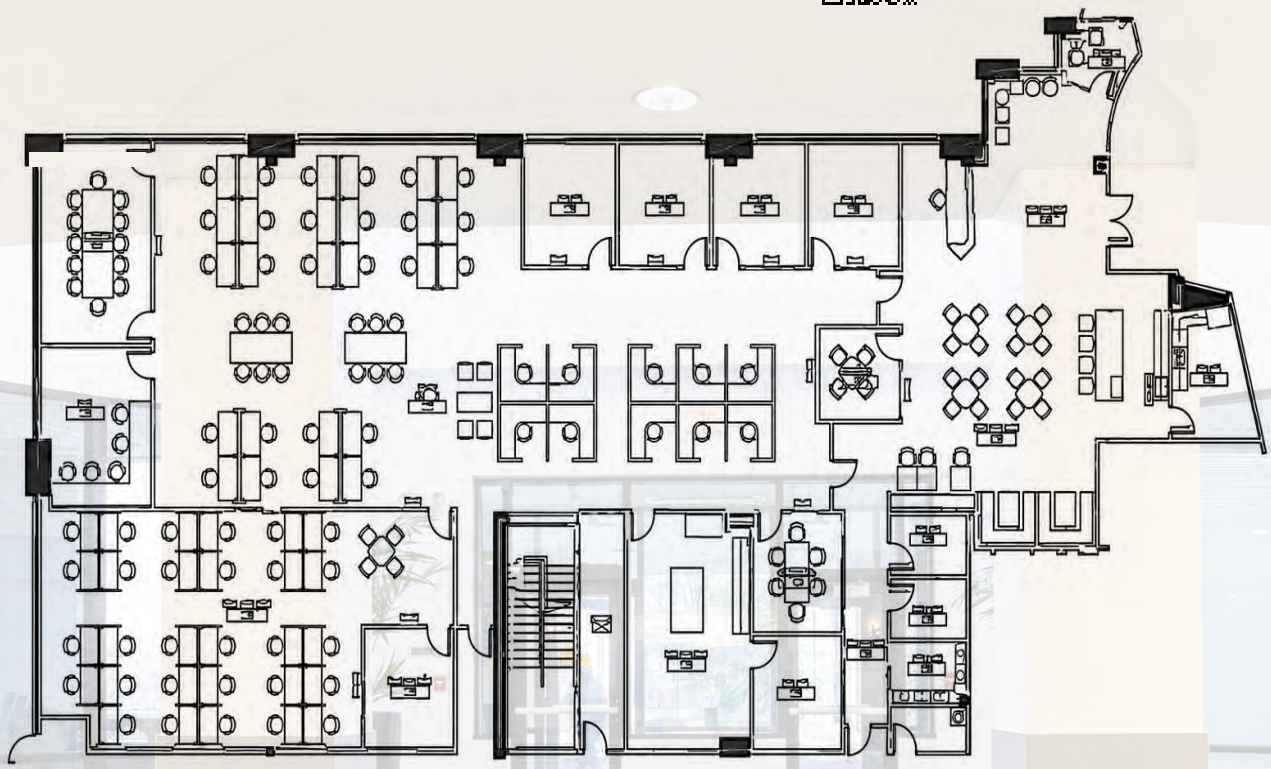
Rate - $12.95 per SF/NNN | Operating Expenses - $8.74 per SF

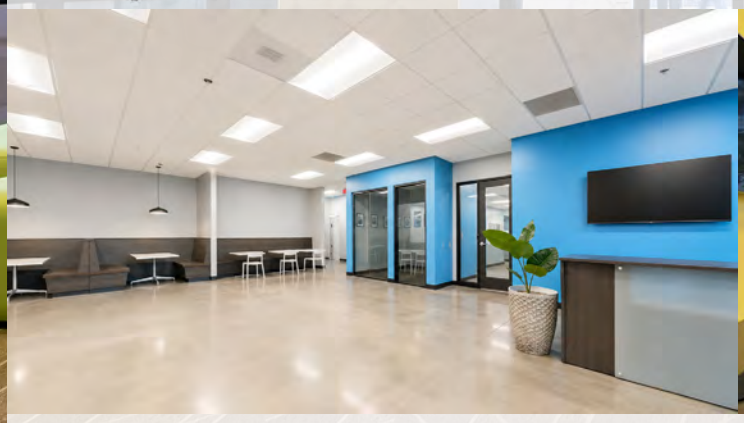
Availability

Suite 100 | 2,000sf - 9,864sf

Available 6/1/2027 or sooner

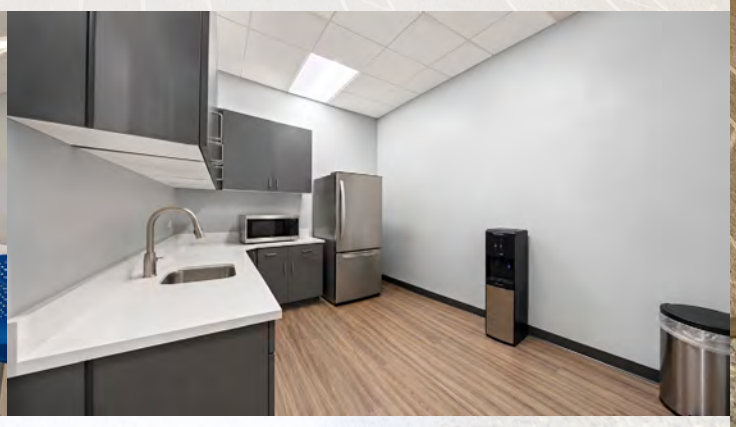
Click to view virtual tour







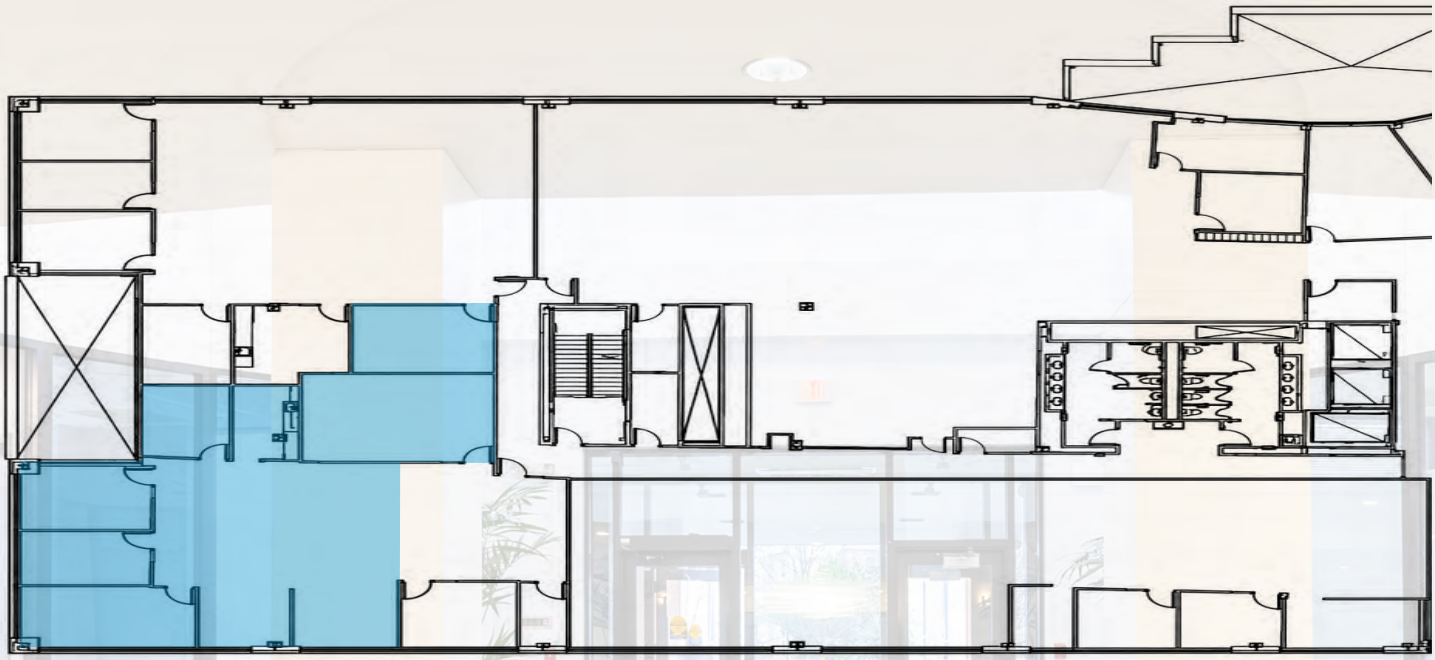




Suite 340 | 3,200sf

Available 8/1/2027 or sooner

Click to view virtual tour













UPDATED LOBBY



COMMON CONFERENCE ROOM



FITNESS CENTER



RECENT

COMMON AREA

RENOVATIONS



TENANT LOUNGE

WHY 9200 WORTHINGTON?



LOCATED IN THRIVING BUSINESS COMMUNITY

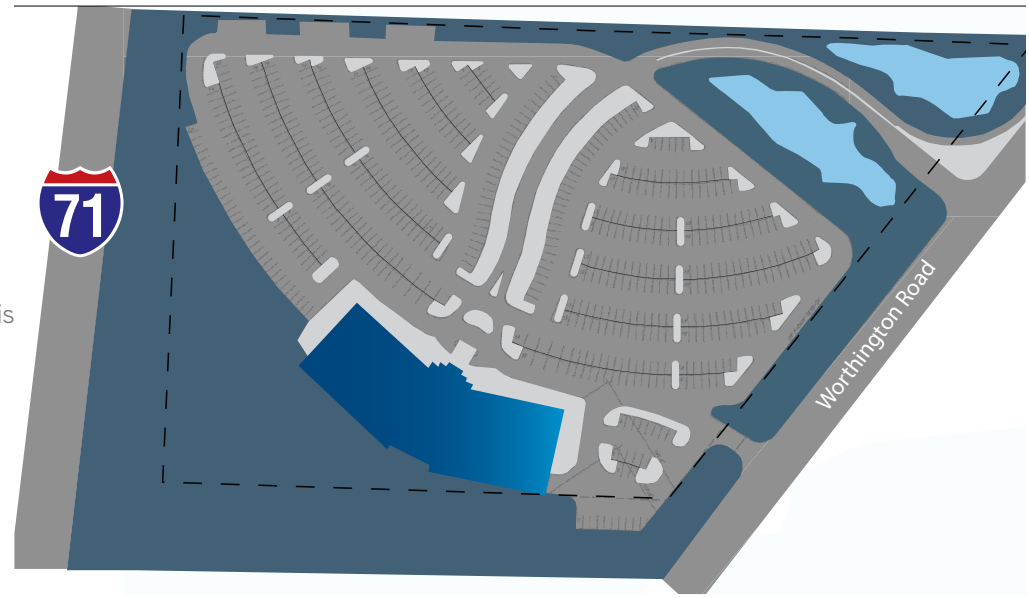
The area's astounding growth since its inception has outperformed even the most optimistic expectations, making Polaris living, thriving proof that in business, location is everything!

EXCELLENT ACCESS

Virtually every essential locale in the area is accessible in 20 minutes or less.

OUTSTANDING VISIBILITY

More than a mile of freeway frontage on each side of I-71. Two freeway interchanges. Unrivaled visibility! Roadside monument and building signage available for lager tenants.





FOR MORE INFORMATION CONTACT

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